

CROOKED RIVER RANCH
HIGHLIGHTS OF RULES & REGULATIONS

I. ASSOCIATION COVENANTS, CONDITIONS & RESTRICTIONS

(A full copy of this document is available in the office)

Architectural Control:

No building, fence, wall, hedge, structure or improvement shall be placed or permitted unless a written request for approval is approved by a majority of the Architectural Committee.

Signs:

Unless written approval is first obtained from the Architectural Committee, no sign of any kind shall be displayed to the public view on any building or building site. "For Sale" and "Garage Sale" signs must be removed within a reasonable period of time following the sale.

Garbage:

No part of the property shall be used or maintained as a dumping site for rubbish, trash, garbage, or any other waste. No garbage, trash or other waste shall be kept or maintained on any part of said property.

II. JEFFERSON COUNTY ORDINANCE - DOG CONTROL

(A full copy of this document is available at the Administration Office)

At large:

A dog shall be considered to be running "at large" when it is off or outside the premises belonging to the owner or keeper of the dog, or not in the company of or under the control of its owner or keeper.

Nuisance:

A dog shall be considered a public nuisance if it: 1) Bites a person 2) Chases a vehicle or persons 3) Damages or destroys property or persons other than the owner of the dog 4) Scatters garbage 5) Trespasses on private property 6) Disturbs any person by frequent or prolonged noises or 6) Is a female in heat and is running at large.

Licensing:

Every person owning or keeping any dog, which is six (6) months old, shall purchase a license from the County for that dog. A rabies certificate is required.

Dog Control Officer:

The Dog Control Officer shall be authorized to issue citations for violations of this ordinance and any other county ordinance effecting animal regulations.

**III. JEFFERSON COUNTY ORDINANCE
USE OF FIREARMS, BLOWGUNS, BOW & ARROW AND CROSSBOWS**

(A full copy of this document is available at the Administration Office)

Definitions:

A "firearm" means a weapon, by whatever name known, which is designed to expel a projectile by the action of powder and which is readily capable of use as a weapon.

Rule:

It is unlawful for any person to fire or discharge any firearm, blowgun, bow and arrow or crossbow within the boundaries of Crooked River Ranch.

Exceptions:

This ordinance does not apply to: 1) a person acting in defense of their property or an individual 2) A peace officer acting in the course of duty 3) Special event authorized by the Jefferson County Board of Commissioners 4) Shooting or archery facilities sited and approved for the discharge of firearms, blowguns, bow & arrow and crossbows.

Penalty:

Upon conviction, a fine of not less than \$200.00 nor more than \$500.00 or by imprisonment in the Jefferson County Jail for not more than thirty (30) days or both.

**IV. JEFFERSON COUNTY ORDINANCE
NUISANCE ABATEMENT**

(A full copy of this document is available in the Administration Office)

Purpose:

To protect the public health, safety and general welfare of the people of Jefferson County by prohibiting accumulation of wastes or solid wastes on public and private property in such manner as to create public nuisance, a hazard to health, or a condition of unsightliness.

Rule:

no person shall store, collect, maintain or display on private property solid waste or waste that is offensive or hazardous to the health and safety of the public, or which creates offensive odors or a condition of unsightliness. Storage, collection, maintenance, or display of solid wastes or wastes in violation of this ordinance shall be considered a public nuisance.

Discarded Vehicles:

Any vehicle that does not have a lawfully affixed unexpired license plate and is inoperative, wrecked, dismantled or partially dismantled, abandoned or junked. A "discarded vehicle" is a form of "solid waste".

Solid Waste:

Solid waste is described as all waste including but not limited to: 1) garbage, rubbish, refuse, ashes, wastepaper and cardboard, sewage sludge, septic tank and cesspool pumpings or other sludge, commercial, industrial, demolition and construction wastes; 2) discarded or abandoned vehicles or parts thereof; 3) discarded home industrial appliances; 4) manure, vegetable or animal solid or semi-solid wastes, dead animals; 5) hazardous waste and other waste.

This does not include materials used for fertilizer or other productive purposes, or which are salvageable as materials for use on land or agricultural operations and the growing or harvesting of crops and the raising of fowls or animals.

V. JEFFERSON COUNTY ORDINANCE - ZONING

(A full copy of this document is available from Jefferson County)

Livestock and Animal Restrictions:

- 1) One horse per acre
- 2) No more than 10 rabbits, chicken or other small fowl per acre.

A special use permit can be obtained if signed by all property owners within 100 feet of the property for: 1) swine, 2) guinea hen, 3) pea fowl, 4) pheasant, 5) rhea, 6) ostrich, 7) other exotic type of animals.

Or:

Animals that are 4-H or FFA projects.

Only on 10 acres or more may you have: 1) cows, 2) sheep, 3) goats, 4) llamas, and 5) emus.

Outdoor lighting:

All external lighting shall contain shielding by design or external application that directs light downward and limits direct line-of-sight of a fixture's light rays to the property upon which the fixture is installed.

Home Occupation:

Home occupation is allowed as long as no person is employed other than the resident of the dwelling and the occupation is carried on in such a manner as to not impair the outward appearance of the property, or cause an increase in the flow of traffic in the neighborhood.

Uses permitted: Residential Care Facility and Day Care Facility.

Dog Kennels will not be considered as a home occupation.

Recreational Vehicles:

- 1) The use of recreational vehicles shall be occasional and not for permanent habitation.
- 2) The recreational vehicle owner shall have obtained from Jefferson County a septic permit and have an approved septic installed prior to July 8, 1994.
- 3) The owner shall obtain a recreational vehicle use permit from Jefferson County.
- 4) Jefferson County may authorize a permit for a RV to be occupied for a specific period of time for construction of a residence.
- 5) A RV may be stored on a lot that has a permanent residence.

Yard Sales:

Yard sales are limited to six (6) per calendar year and for no more than a -twenty - four-(24) hour period.

VI. CROOKED RIVER RANCH RURAL FIRE PROTECTION DISTRICT

(A full copy of this document is available from the Fire Department)

Outdoor burning season is weather dependent.

Watch for "No burning signs"

Burn Information Line:

923-4633

You are required to have a valid burning permit if you intend to do any outdoor burning.

Permits:

No person shall start any outside fire including any trash or ground clearing fires whether in a burn barrel, similar container or otherwise, during any time or season which has been specified to be a hazard to life and property of Crooked River Ranch. No person shall start any fire during any open burn season without first obtaining a fire permit. The permit holder must notify the Fire District of the day and time the fire is to be set. All fires must be extinguished at dusk.

Barbecues:

If the barbecue or cooking devise uses charcoal or wood products, a garden hose connected to a water supply or other approved fire-extinguishing equipment shall be readily available for use at the barbecue site.

Materials that may be burned:

An natural vegetation such as yard debris (trees, shrubs, limbs, grass, etc.), clean paper or cardboard and any clean construction debris (clean lumber - nothing that contains paints, stains, varnish, glues, laminates (this includes plywood and chipboard), insulation, roofing materials or any material that has been treated.

Material that is PROHIBITED and may not be burned:

Garbage, food service waste, rubber products, tires, plastics, styrofoam, waste oils, petroleum products, dead animals, wire insulation, carpet and/or padding, auto bodies and any material that creates dense smoke or noxious odors.

